

MONO COUNTY PLANNING COMMISSION

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AGENDA

THURSDAY, SEPTEMBER 13, 2007 - 10 A.M.
Supervisors Chambers, County Courthouse, Bridgeport

****TENTATIVE START TIMES (see note below)***

1. CALL TO ORDER

2. PUBLIC COMMENT: Opportunity to address the Planning Commission on items not on the agenda.

3. MEETING MINUTES: Review and adopt minutes of Aug. 9, 2007.

4. PUBLIC HEARINGS:

***10:15 A.M.**

AMENDMENT #1 TO SIERRA BUSINESS PARK SPECIFIC PLAN/Mono County. The proposal would amend the Specific Plan to: 1) allow up to, but no more than, six total caretaker units within the Specific Plan area; 2) modify parking standards to be in accordance with the Mono County Land Use Element, Chapter 06: Development Standards – Off Street Parking; 3) ensure that each site has proper snow-storage capacity, in accordance with Mono County 4.30 Snow Storage Requirements; and 4) make other minor modifications as deemed appropriate during review. The proposed amendment is considered consistent with the existing Environmental Impact Report for the project.

Staff: Larry Johnston

***10:45 A.M.**

SECOND EXTENSION OF PARCEL MAP 31-88/Oremus. The proposed project would divide APN 02-430-18, totaling 17.66 acres, into lots of 5.34 and 12.06 acres plus a road. The property is located along the east side of Eastside Lane, about a mile north of U.S. 395. The General Plan designation is Rural Residential with a minimum five-acre lot size (RR 5). *Staff: Gwen Plummer*

***11:15 A.M.**

PARCEL MAP 31-96/Medina. The proposed project (APN 02-460-20) would subdivide a 17.5-acre parcel into three lots with a minimum of five acres each. The property is located off Burcham Flat Road, southeast of the community of Walker. The General Plan designation is Rural Residential with a five-acre minimum (RR 5). *Staff: Gwen Plummer*

***11:45 A.M.**

USE PERMIT 31-04-05/Glassburn. Proposal is for a three-bay metal building in Walker to operate an auto repair business. The use includes paved parking in front and fenced area in back for vehicle storage. The property (APN 02-353-11) is located on the east side of U.S. 395. The General Plan designation is Mixed Use (MU). The project qualifies as a Class 3, 15303 Categorical Exemption for new construction or conversion of small structures. *Staff: Greg Newbry*

5. WORKSHOP: No items.

More on back...

DISTRICT #1
COMMISSIONER
Paul Rowan

DISTRICT #2
COMMISSIONER
Steve Shipley

DISTRICT #3
COMMISSIONER
Daniel Roberts

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Sally Miller

- 6. REPORTS:**
A. DIRECTOR
B. PLANNING COMMISSIONERS

7. INFORMATION: No items.

8. ADJOURN.

SPECIAL MEETING

**A Special Meeting will be held Sept. 20, 2007,
at the Chalfant Community Center to consider the White Mountain Estates project.**

***NOTE:** Start times are only tentative. Although the Planning Commission generally strives to follow the agenda as scheduled, it reserves the right to take any agenda item, in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation; however, the only way to ensure that you are present for a particular agenda item is to attend the meeting from the time it starts until that agenda item is actually taken up.

- In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the commission secretary at (760) 924-1804 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).
- Interested persons may appear before the Planning Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing.
- Project proponents, agents or citizens who wish to speak are asked to be recognized by the Chair, print their names on the sign-in sheet, and address the Planning Commission from the podium.